LEXING ON EAST UNIT ONE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

Monday November 9, 2026

Board of Directors—present -Bob Leuenberger President/Secretary, Pam Simpson Treasurer/Director, Mary Ann Gureno/Director, David Peters/Director, Kyle Fischer/Director
Absent Victor Alexander/Director

5:30 Open Forum for Association Members
Eight members attended.
Owners asked various questions.

Units for Sale
4645 C
4535 B
4450 B

Monthly Business Meeting
Bob Leuenberger called the meeting to order at 5:42 P.M

Accounts Payable and Financial Reports
August, September, and October 2026
Board members received and reviewed all reports. The October report is available on the website.

Committee Reports

Finance – Pam Simpson
No Update

Social - Mary Gureno
One new owner meeting scheduled for November 10.
Continues to try and schedule new owner visits.

Property Manager – Bob Leuenberger (Interim Property Manager)

Pate Asphalt Drives and Parking Area Project
The rainy weather did not help with the ability to complete additional buildings.
12 buildings drives and parking areas were completed.
4225 4245 4265 4285
4715 4725 4735 4745 and 4755- (B, C and D driveway only)
4615 4625 4635 4645
After the drives are completed Simply Green will be filling in with dirt and seeding the areas around the drives.
Pate Asphalt will resume work in 2027.

Intercoms there have been multiple issues.
Price Electric has worked on the issues.
Intercom name updates – We are updating all names at buildings.

Gutters
Some buildings have had clogged gutters and some buildings have had gutter extensions reworked.
Mr. Gutter completed this work.

Water Main Break
On October 13 at the 4700 cul de sac there was a water main break.
This was not a city of Cedar Rapids line that they would be responsible for repairing. It was on HOA property, and the HOA was responsible for repair.

Brecke Mechanical replaced the damaged pipe.

Water Shut Off
Outside water has been shut off for the winter at all buildings.
Thanks to the board members who assisted with this project.

Two trees on the 4500 cul de sac will be removed. One is dead and the other is dying.
D&D Tree Service will be removing these trees this year.

Front Entrance Sign
One letter was stolen and the remaining letters on the Lexington East sign have been removed.
The letters were wood and rotting. The board will review replacement of the sign and will explore other options as the brick is also deteriorating.

Buildings and Grounds – Dave Peters, Chairman No update.

NEW BUSINESS

Decisions/motions

Interim Property Manager
On 8/14/2026 the following motion was made and approved by 5 board members.

Pam Simpson moved that Bob Leuenberger, President, be compensated $500.00 per month to assume the role and responsibilities of interim Property Manager.
Victor Alexander seconded the motion.
Discussion followed regarding appropriate compensation.
Vote to approve: Yes 5 No 0

The following dates were proposed for Meeting Dates for 2027
Board members will review and discuss.

February 8
April 12
June TBD (Annual Meeting)
August 9
November 8

Meeting adjourned 5:50 PM

Submitted by Bob Leuenberger, President/Secretary